

ITEM	20
MANAGER'S REPORT NO.	29
COUNCIL MEETING	94/05/02

**TO:** CITY MANAGER 1994 APRIL 19  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT:** REZONING REFERENCE #69/93

**B.C. HYDRO CHILDCARE FACILITY**

**ADDRESS:** 6808 AND 6820 SOUTHPOINT DRIVE  
(SEE ATTACHED SKETCHES #1 AND #2)

**LEGAL:** LOTS 22 AND 23, BLK. 6, D.L.171, GROUP 1, N.W.D.  
PLAN 2686

**FROM:** R5 RESIDENTIAL DISTRICT

**TO:** CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED  
ON P1 NEIGHBOURHOOD INSTITUTIONAL DISTRICT  
GUIDELINES, AND IN ACCORDANCE WITH THE  
DEVELOPMENT PLAN ENTITLED "B.C. HYDRO AND  
POWER AUTHORITY CHILD CARE FACILITY"  
PREPARED BY PACIFIC ARCHITECTURAL GROUP INC.)

**APPLICANT:** B.C. HYDRO, PROPERTY SERVICES DIVISION  
9TH FLOOR - 333 DUNSMUIR STREET  
VANCOUVER, B.C. V6B 5R3  
**ATTENTION:** BRYAN LUTZ

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 1994 May 31.

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**RECOMMENDATIONS:**

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1994 May 09, and to a Public Hearing on 1994 May 31 at 7:30 p.m., and that the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.

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- b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
- e) The satisfaction of all necessary subdivision requirements.
- f) The consolidation of the net project site into one legal parcel.
- g) The granting of any necessary easements.
- h) The dedication of any rights-of-way deemed requisite.
- i) The undergrounding of existing overhead wiring abutting the site.
- j) Retention of an existing cedar tree on the site, submission of a written undertaking to ensure that the site area identified for preservation of this tree is effectively protected by chain link fencing or other approved physical containment during the whole course of site preparation and construction work, and deposit of sufficient monies to ensure the protection of the identified tree, to be refunded a year after completion of construction.
- k) The submission of a satisfactory environmental assessment and the pursuance of satisfactory remediation arrangements for the site, if required.

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## REPORT

### **1.0 REZONING PURPOSE:**

The purpose of the proposed rezoning bylaw amendment is to permit the development of a child care facility.

### **2.0 BACKGROUND:**

- 2.1 The subject site is located within the Edmonds Town Centre South Development Plan (see attached Sketch #1) and comprises part of a site previously designated for garden apartment development. There is one older dwelling on the site.
- 2.2 The planned City Child Care Centre is located across the Hanna Court (formerly Arbor Street) cul-de-sac to the southwest. A site designated for high-rise apartment development is located across Southpoint Drive to the northwest.
- 2.3 B.C. Hydro's proposal for a child care facility on this site is related to its nearby headquarters complex. Their studies indicate that demand supports this facility in addition to the adjacent City Child Care facility, to which B.C. Hydro contributed.
- 2.4 Council on 1994 January 24 received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. Council also approved a minor adjustment to the Edmonds Town Centre South Development to accommodate the proposed daycare development.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### **3.0 GENERAL COMMENTS:**

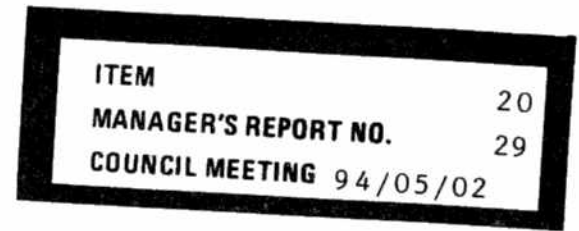
- 3.1 A subdivision is required to consolidate the net development site into one parcel.

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- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve the site, including but not necessarily limited to provision of separated sidewalks, boulevard grassing and street trees adjacent to the site on Southpoint Drive and Hanna Court. Staff have indicated to B.C. Hydro that it would be highly desirable to extend the Southpoint Drive sidewalk northward to link to the existing sidewalk at the B.C. Hydro Headquarters Complex on Southpoint Drive. B.C. Hydro has agreed to construct an interim asphalt walkway in order to provide a suitable pedestrian link from the Childcare Facility to the B.C. Hydro development and Skytrain station area. This will be replaced by a permanent concrete sidewalk when the adjacent property is developed.
- 3.3 Vehicular access to the site will be from the Hanna Court cul-de-sac.
- 3.4 A tree survey has been undertaken, and a large handsome cedar tree (2.7 ft. diameter) is being preserved on site. Bonding will be provided to ensure protection of this tree.
- 3.5 The Chief Environmental Health Officer has recommended that the developer undertake a limited environmental assessment to determine the presence or absence of landfill off-gases from the adjacent Stride Avenue landfill operation, and that several soil samples be taken for chemical analysis to indicate the suitability of this site for use as a childcare facility.
- 3.6 Undergrounding of the existing overhead wiring abutting the site on Southpoint Drive should be undertaken if feasible. Although the subject site has a relatively short frontage, an undergrounding project including this site and the City Child Care site across Arbor Street (and possibly other B.C. Hydro properties to the north on Southpoint Drive), on a cost-shared basis, may be feasible. If undergrounding is not feasible at this time, preducting or deposit of funds towards a larger, future undergrounding project will be required.
- 3.7 The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

**4.0 DEVELOPMENT STATISTICS:**

- 4.1 Net Site Area: 1,625 m<sup>2</sup> (17,500 sq.ft.) subject to survey
- 4.2 Site Coverage: 25%
- 4.3 Floor Area: 408.4 m<sup>2</sup> (4,396 sq.ft.)



- 4.4 Floor Area Ratio: 0.25
- 4.5 Building Height: one storey
- 4.6 Parking Provided: 5 spaces plus one loading space
- 4.7 Exterior Materials: Split face concrete block, slate roof, wood fascia.

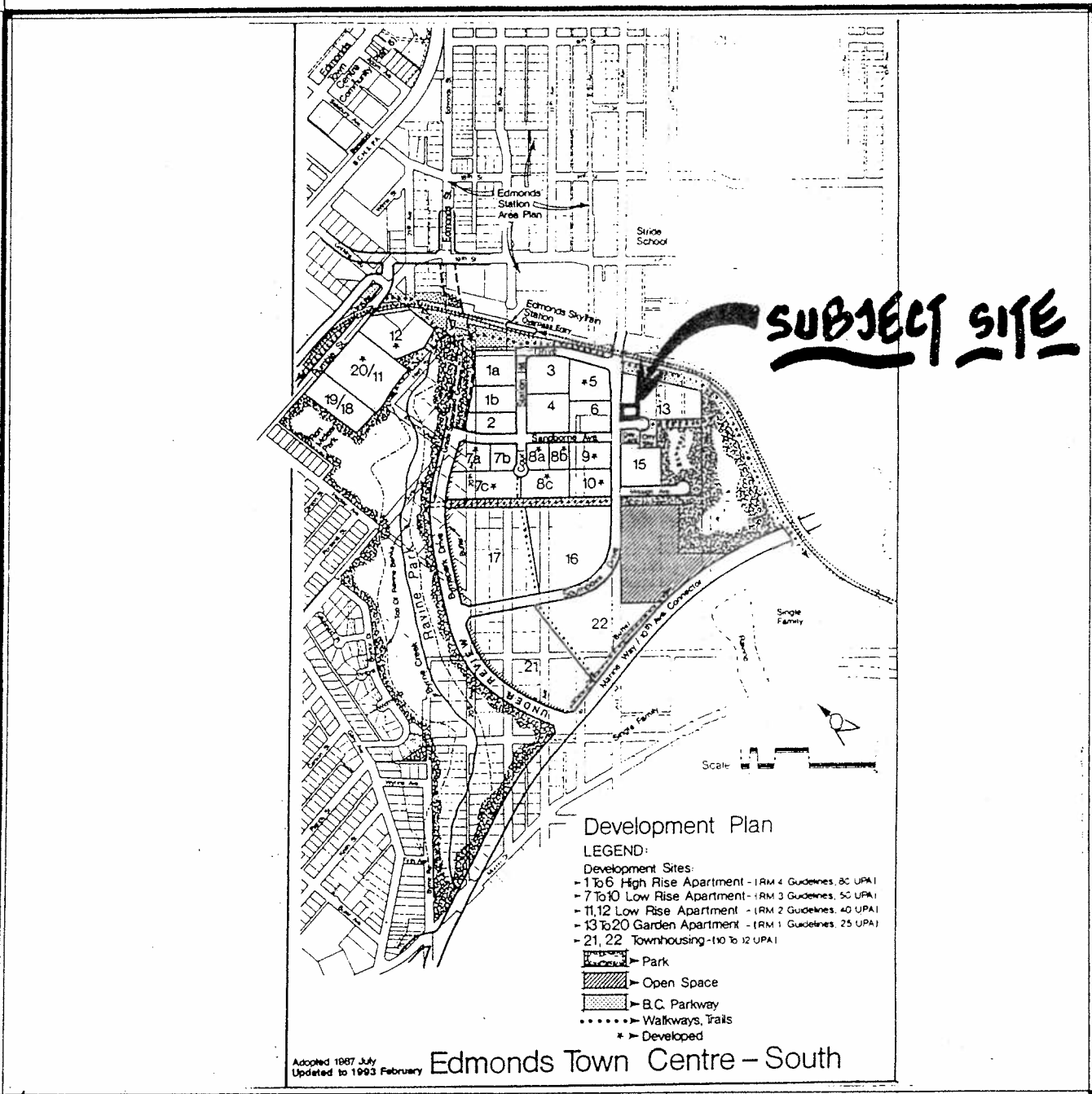


D.G. Stenson, Director  
Planning and Building

RR:yg  
Attach.

cc: Director Engineering  
Senior Social Planner  
Director Administrative & Community Services  
City Clerk  
Chief Environmental Health Officer

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Date:  
 JANUARY 1994

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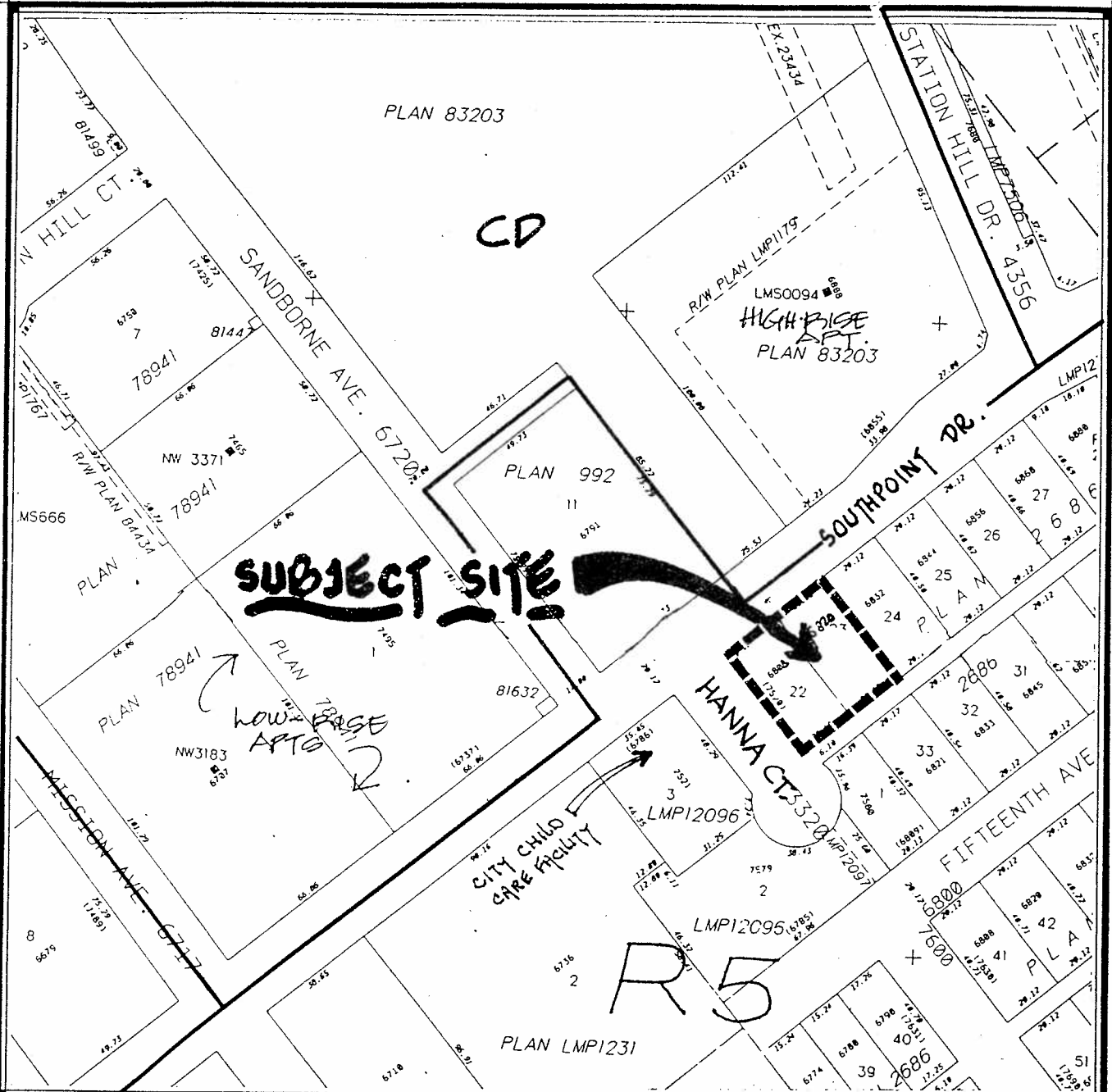
Drawn By:  
 J.P.C.

City of Burnaby  
 Planning & Building Dept.

**REZONING REFERENCE # 69/93**

**SKETCH # 1**

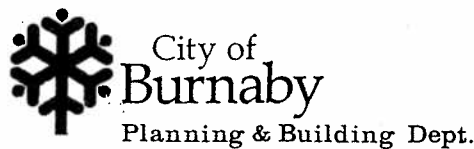
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